

December 23, 2004

BILL RILEY
200 S BISCAYNE BLVD 2500
MIAMI, FL 33131

RE: Public Hearing Application #Z2004000424
JOSE MILTON & VILLAGE SHOPPING CENTER TRUST

Dear BILL RILEY :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. The following sheets A1.1, A1.2 & A1.3 do not coincide. Please provide the correct site plan. Also depict on the plans the direction of the north arrow.
2. On Sheet A1.2, must provide dimensions between all buildings to the closest point of each building. The spacing provided a minimum clear distance of not less than thirty (30) feet. Please revise the plans or request this variance.
3. Please refer to Sec. 33-11. Provide the Safe Sight Distance Triangle for all drives leading to Right-of-Ways. Must show on the site plan and also on the landscaping plan. Please correct accordingly.
4. On Sheet A1.2, the dimension for the parking stall in front of the recreation gymnasium depicts 18'-6". This might be a typographic error. Please correct.
5. On Sheet A1.2, please provide setback dimensions for the proposed bldg "A" & "B" from all property lines.
6. On Sheet A1.2, the proposed garage setbacks required is 25'-0" from both property lines from the east and the south. Please correct the letter of intent.
7. The Letter of Intent states on the request #5 four separate gated entranceways. On Sheet A1.2 the site plan only depicts three separate gated entrance ways. Please revise the Letter of Intent.
8. On Sheets A1.1 & A1.2, the site plan shows a dimension from the north property line that states 11.74' setback for the apartment building 6750 NW 186 St. Please revise the plans.
9. Please correct the backout dimensions on the following sheets A1.1, A1.2 & A1.3 throughout the entire development. Please revise accordingly.

10. On Sheet A1.2, on the typical & handicapped parking stall details the required dimension for the bumper overhang is 2'-6". Please correct accordingly.
11. On Sheet A1.1, on the total building area table some of the building are lacking informationsuch as the height. Please revise accordingly.
12. Please submit a landscape site plan with the correct landscape legend for the next submittal.
13. Be aware that the \$738.72 will be required with the next submittal for each subsequent revision. Make payment out to: Department of Planning & Zoning.
14. On Sheets A1.2 & A1.3, depicts two other entrances that seem to be exits only and one way traffic. Please clarify this on the plans.

If plans are requested above, submit six (6) complete sets, along with a reduced 8 ½" x 11" copy to be sent to my attention.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Jose Hernandez". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Jose Hernandez
Zoning Hearings Section

DEFICIENCY LETTER